

*Mileway*

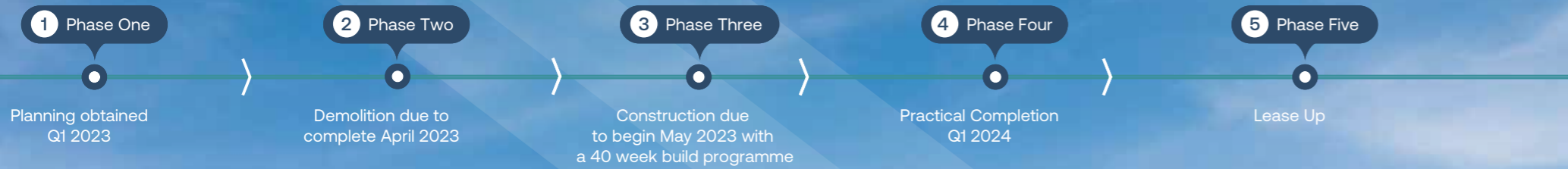
# FUSION

WEST THAMESMEAD  
NATHAN WAY, SE28 OAU

## PRIME URBAN LOGISTICS DEVELOPMENT

29,550 SQ FT – 59,100 SQ FT  
AVAILABLE Q1 2024

# TIMELINE



## ABOUT FUSION

Constructed to be operational net zero, ensuring the unit(s) will benefit from reduced energy costs.

The flexible design allows occupation as two separate units or one whole property.



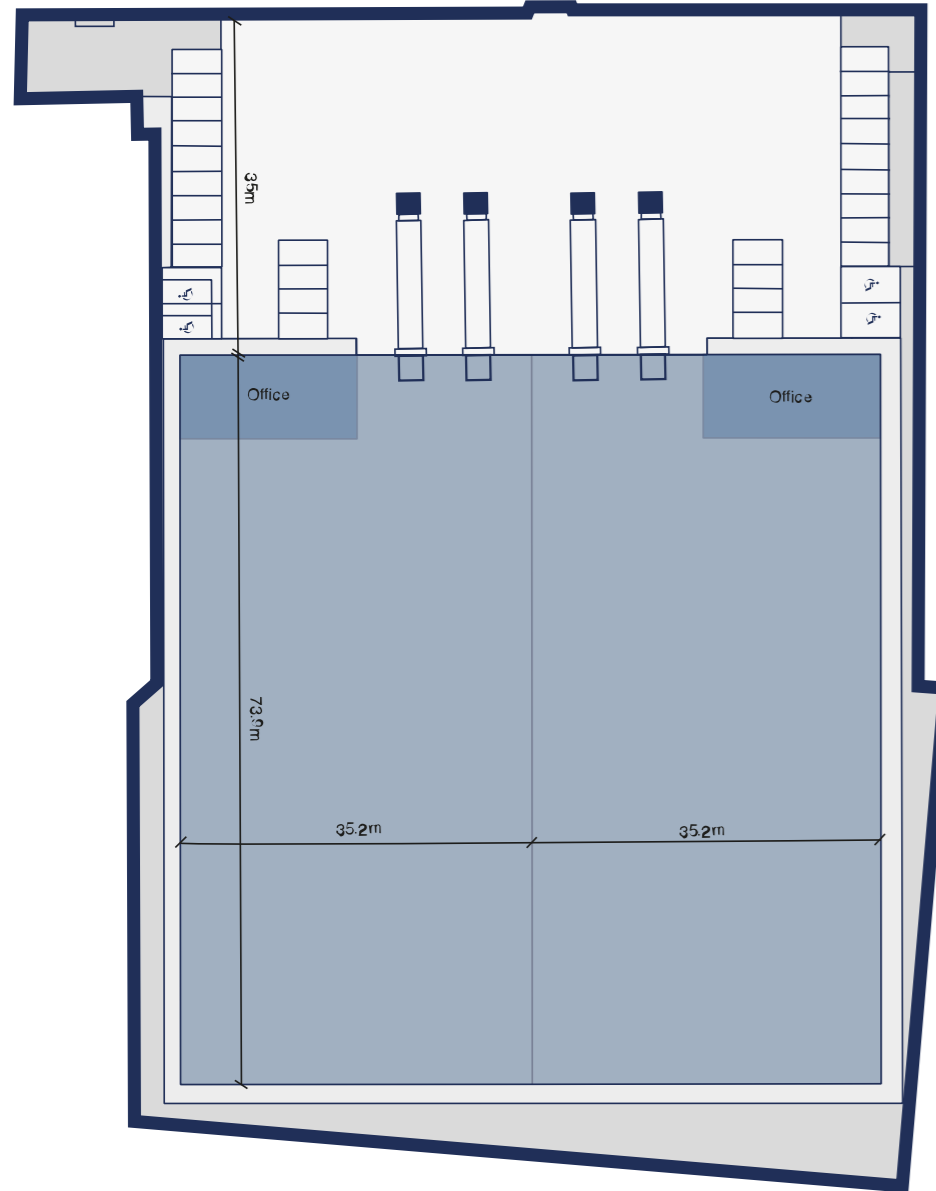
## SUSTAINABILITY

- Operational Net Zero
- BREEAM Excellent
- EPC A Rating
- EV charging points

## SPECIFICATION

- 12m clear height
- Bicycle shelters
- 250kVA power available
- Floor loading 50kN/m<sup>2</sup>
- 2 storey office accommodation
- Allocated car parking
- 35m yard depth
- Secure gated yards

# SITE PLAN



# ACCOMMODATION

Unit	Warehouse		Office		Total	
	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M
Unit 128	28,000	2,601	1,550	144	29,550	2,745
Unit 130	28,000	2,601	1,550	144	29,550	2,745
Combined	56,000	5,202	3,100	288	59,100	5,490

# LOCATION



The development is in close proximity to Central London, and offers excellent transport links (M25) for last mile logistics.

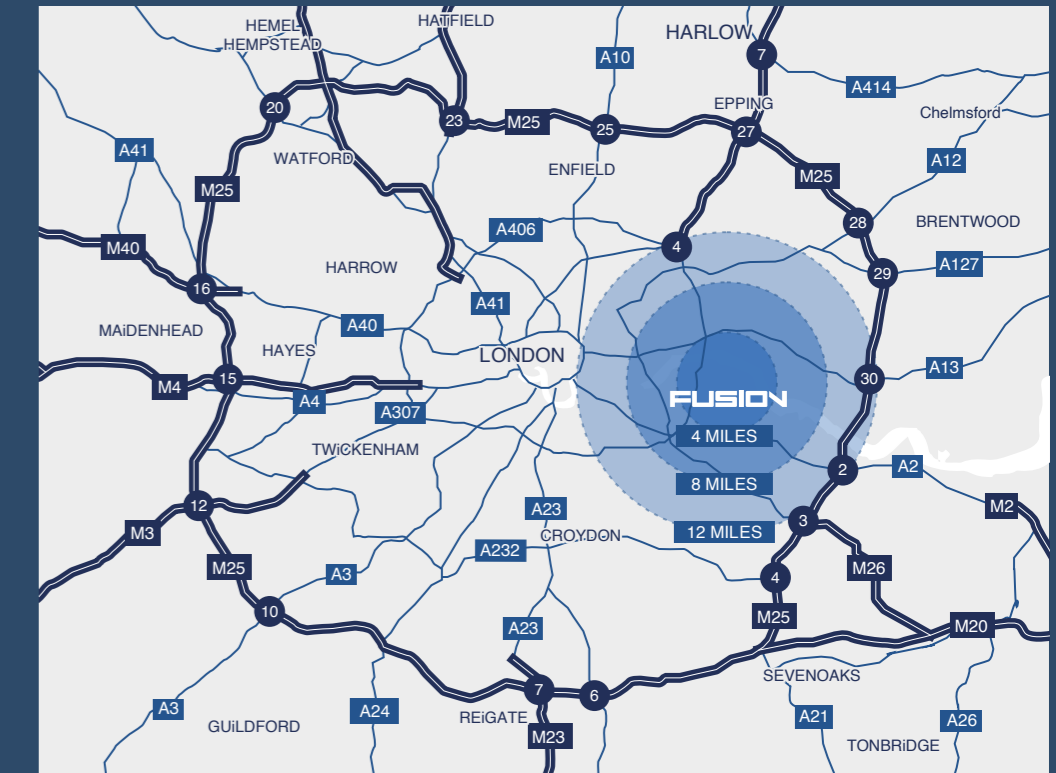
The property is situated fronting onto the south side of Nathan Way close to its junction with Kellner Road on the West Thamesmead Business Park. Nathan Way provides easy access into Plumstead and Woolwich, and access to mainline, DLR, and Crossrail services.

## Connectivity

Local trains provide services to London City Airport, Canary Wharf and the City with the Elizabeth Line (Crossrail) serving Paddington and Heathrow.

The Woolwich Ferry is approximately 2 miles away and the Blackwell Tunnel 5 miles to the West whilst the M25 at Dartford is 10 miles to the East.

Destination	Distance (miles)	Drive Time (minutes)
Plumstead Station	1.6	7
A205	1.9	6
London City Airport	5.4	14
M25	11	18
Central London	12.2	35
London Gateway	20.5	30



## CONTACT US

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Property owned by **Mileway**

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